



CCR – Good Night, Good Night Construction Site

I. Background

- Sponsored by Councilman John Courage on August 8, 2019, to amend Section 21-52 (a) (6) of the Local Government Code to prohibit construction within 300 feet of an inhabited residential property during off hours. The current code states that loud construction shall be allowed only during the daytime on weekdays and does not provide adequate protection for area residents from excessive overnight noise nuisances. Further, the current code is challenging to enforce.

II. Summary

- A task force was created consisting property owners (Northside Neighborhoods for Organized Development, Stone Oak Property Owners Association, and Briarwick Neighborhood Association), contractors (Greater San Antonio Builders Association, Association of Building Contractors, General Contracting Companies), city council staff, and Development Services Department (DSD) staff.
- The proposed ordinance language in the CCR was reviewed along with similar ordinances adopted by other municipalities and amendments were made based on ordinances issued in Dallas and Ft. Worth.
- DSD held task force meetings on January 14 and March 4, 2020 to present the proposed amendments to the ordinance and discuss additional changes. Meetings were suspended due to the safety protocols during the COVID pandemic. The first post-pandemic meeting was held via WebEx on June 8, 2021 to review the latest version of the ordinance changes and provide additional recommendations. A follow-up meeting was held on July 7, 2021.
- The latest version of the proposed ordinance language has been submitted to the City Attorney's Office for review.

III. Significant Changes to the Ordinance

- The following are proposed changes to Chapter 21 Section 21-52(a)(6):
 - Construction hours are between 7:00 a.m. and 8:00 p.m. Monday through Friday and 8:00 a.m. and 8:00 p.m. Saturday and 9:00a.m. and 5:00p.m. Sunday
 - Construction can be performed in off hours if approved by DSD or if the work to be completed is the pouring of concrete
 - All work performed during off hours requires that the contractor notify all residents and hospitals within 300 ft of the construction site
- The following are proposed changes to Chapter 10 Section 10-6:
 - A section was added to the governance of the issuing of permits for construction
 - This section gives the *Building Official* the ability to fine the contractors through the permitting process or suspended the permit to complete work if the construction noise ordinance is violated

IV. Next Steps Timeline

- A next task force meeting is scheduled for August 2, 2021
- The proposed changes to the construction noise ordinance will be submitted to the task force created under the Noise Ordinance Task Force CCR for review and incorporation into the overall changes to the noise ordinance